

# **LEMON GROVE PLAZA** | Lemon Grove, California

Total Square Feet - 157,183



## **LEMON GROVE PLAZA**

Lemon Grove Plaza is a community center offering great visibility from the 94 Freeway with easy off and on-ramp access. The center is also home to one of the highest producing Albertsons in San Diego County. Lemon Grove Plaza offers a central location within one of San Diego's densest trade areas.

#### **LEMON GROVE AREA HIGHLIGHTS**

A city with unique historic roots and small town atmosphere, family-friendly Lemon Grove is known for its community pride and spirit. Located in the southwest portion of San Diego, it is centered within the greater San Diego/Tijuana urban area, affording residents and businesses easy access to population and employment centers. Most multi-family residential development has been focused along major transportation routes, and within one or two blocks of Broadway Avenue.

## **SITE PLAN SUMMARY**

Building Area 157,183 Square Feet
Parking 710 Spaces
Traffic Count Massachusetts Boulevard and Broadway: 80,000 ADT
Anchors Albertsons, CVS Pharmacy, Petco
Other Notable Tenants Anna's Linens, Carl's Jr., Del Taco, GameStop, Factory 2 U

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	20,150	218,355	543,453
Average HH Income	\$58.759	\$60,201	\$64,924

Site plan shown is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Demographics source provided by Nielsen 2014.



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SUITE	TENANT	SQ FT
7012	KFC	2,350
7014-22	Elite Buffet	6,388
7024	Happiness Nails	1,200
7026	Check Into Cash	900
7028	Le's Cleaners	1,500
7030-32	AVAILABLE	3,900
7036	AVAILABLE	1,300
7038 7040	Fantastic Sam's	1,278 1,178
70 <del>4</del> 0 7044-46	David Toma, DDS Anna's Linens	6,361
70 <del>44</del> -40 7048	GameStop	1,272
7050	Envy Fashion	2,578
7080	Wells Fargo Bank N.A.	3,042
7100	CVS Pharmacy	15,000
7116	Rainbow	6,870
7124	Factory-2-U	12,000
7126	Barber Shop	1,300
7128-38 B	Petco	10,075
7144-52	Family Health Centers of San	10,600
7160	Diego	2 505
7162	In-N-Out Burger Carl's Jr. (NAP)	2,595 3,200
7060	Del Taco (NAP)	3,200
7090	Albertsons (NAP)	56,100
	TOTAL	157,183



